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Town of Andover, CT
Andover Planning and Zoning Commission
17 School Road, Andover CT 06232
860-742-7305



22-04

07/06/2022

ZONING BOARD OF APPEALS APPLICATION

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Residential

☒ Commercial

☒ Variance from the Zoning Regulations; ☐ Appeal from the Decision of the Zoning Agent
☐ Approval of Motor Vehicle Sales or Repair Location

Applicant Information:

Name: Matt Eucalitto-Garrett Homes, LLC

Address: 59 Field Street, Torrington, CT 06790

Phone: 860-280-5825

Fax: _____

Email: _____

Legal Interest: Developer/Owner

Owner Information:

Name: MCG Andover, LLC

Address: 59 Field Street, Torrington, CT 06790

Phone: 860-280-5825

Fax: _____

Email: meucalitto.garretthomes@gmail.com

☐ Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 580 LAKE RD

Size: 54,034 S.F.

Zone: I

Map, Block and Lot #: 33 2

Is the subject parcel within 500 ft. of the Town boundary? ☐ yes ☒ no

Variance Request:

I hereby apply for a **Variance** to Section(s) 23.4D of the Zoning Regulations, to permit the following:

Request relief by variance from Regulation § 23.4.D for the subject property to the extent it requires a joint driveway with offsite properties and/or a separation of 100 feet from any other existing or proposed driveway. The requested variance will allow site driveways to be located as shown on the attached plan.

Is a Hardship claimed? ☒ If so, what is the specific Hardship?

The Town (staff and P&Z) has requested a driveway onto Lake Road. However, to maximize the separation distance between the Lake Road driveway and the signalized intersection with Rt 6, the safest location for the driveway is less than 100' from the driveway on the adjacent parcel to the West. Strict enforcement of a 100' foot separation distance requirement is undesirable from a traffic safety perspective. In addition, the abutting owner will not authorize a combined driveway and both owners are desirous of keeping the commercial uses on the adjacent parcels separate, presenting practical difficulties in complying with the requirement for a joint driveway. As neither the applicant nor the Town has current control or jurisdiction over the abutting property, it is not possible to comply with a joint driveway requirement, compounding the safety and practical difficulties presented should there be no relief from the strict enforcement of this regulation for the subject site.

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Appeal from the Decision of the Zoning Agent:

I hereby **Appeal** the Decision of the Zoning Agent dated: _____ (attach copy), stating

The basis for my Appeal is:

Approval of Motor Vehicle Sales or Repair Location:

Describe Proposed Use:

Previous Applications:

Has any previous application for Variance, Appeal, or Approval of Location been filed with this premise? _____

If so, for what purpose?

When?

File No.

Parties of Interest:

Attorney / Engineer/ Architect / Builder Name: Engineer-BL Companies, Inc.

Address: 100 Constitution Plaza, 10th Floor, Hartford, CT 06103

Phone: 860-760-1916 Fax: _____

Email: scostagliola@blcompanies.com

Taxes:

Are all taxes current? ☒ yes ☐ no

Fees:

\$60.00 (State Fee) + Town Fee* \$ 150.00 = \$ 215.00 (payable to the Town)

* Town fee is established by Town Ordinance.

Signatures:

Signature of Owner(s) MCQ Andover, LLC Date: 06/30/2022

Signature of Applicant(s) Matt Eucalitto- Date: 06/30/2022

Garnett Homes, LLC